

440

Granite Ave

Milton, Massachusetts

Planning Board Submission

01/06/2023

**ORANMORE
ENTERPRISES, LLC**

**BRENCO CONSTRUCTION
COMPANY**

**FINE GOLD
ALEXANDER**
ARCHITECTS



Project Info

Program

Parcel SF: 20,212 sf

Total Residential,Retail and Support GSF: 46,826 sf

Total Parking: 9,260 sf

Total GSF: 56,086 sf

Height of the Project: 53'-2"

Residential Unit Mix:

Two Bedroom Units: 24

One Bedroom Units: 2

Total Number of Units: 26 (including 3 affordable units)

Project Commercial: 1 Unit - 1,500 sf

Parking (Updated 12/10/2021):

Interior:

38 Stacker Parking (dedicated to resident spaces)

1 Garage Residential Loading Area (Limited to 20 min.)

2 HC Accessible Spaces

41 Total Interior Parking Spots

Outdoor:

6 Outdoor Commercial Spaces (Available 7am-6pm) / Visitor Spaces
(Available 6pm-7am) off Mechanic Street

Total Parking Count Dedicated for the Project: 47 spots

Residential Parking Ratios:

- Daytime parking: 41 spots for 26 units at 1.57 ratio
- Nighttime parking: 47 spaces for 26 units at 1.80 ratio

Delivery Access to Building:

3 Proposed Loading/Pick-up/Drop-off Spaces

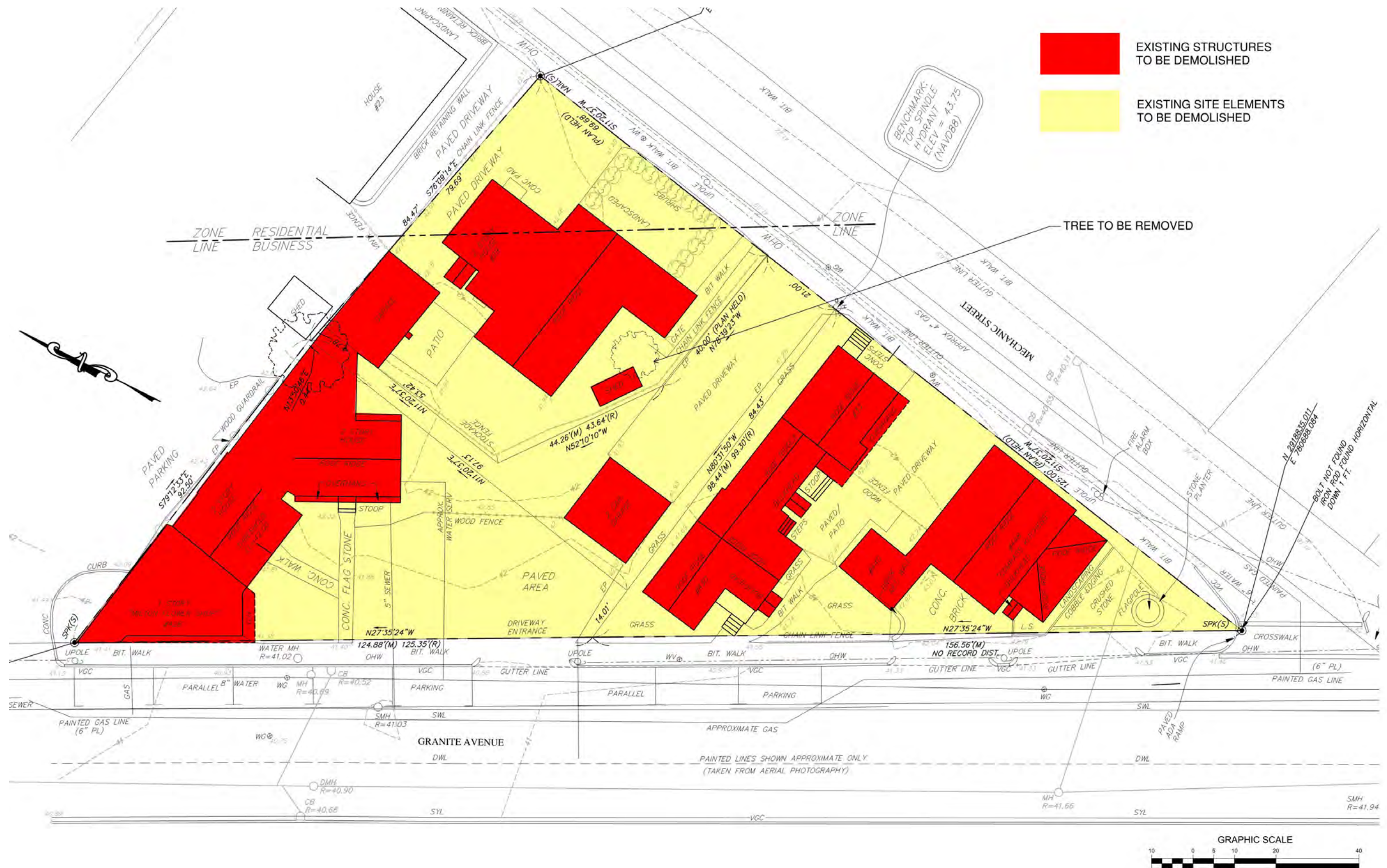
Bike Storage:

First Floor: 10 Bikes

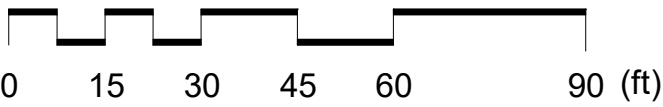
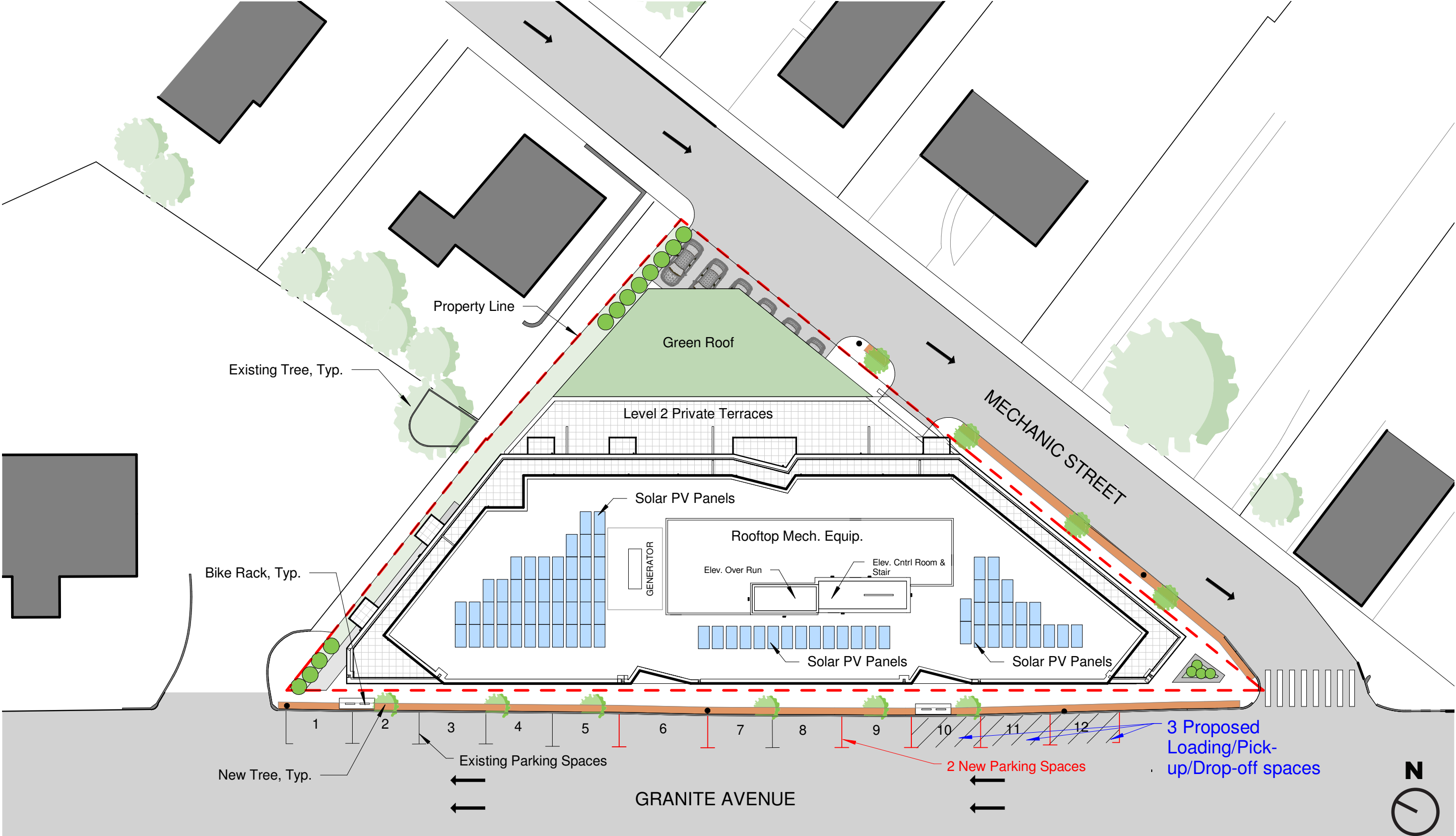
Basement: 30 Bikes

Total: 40 Bikes

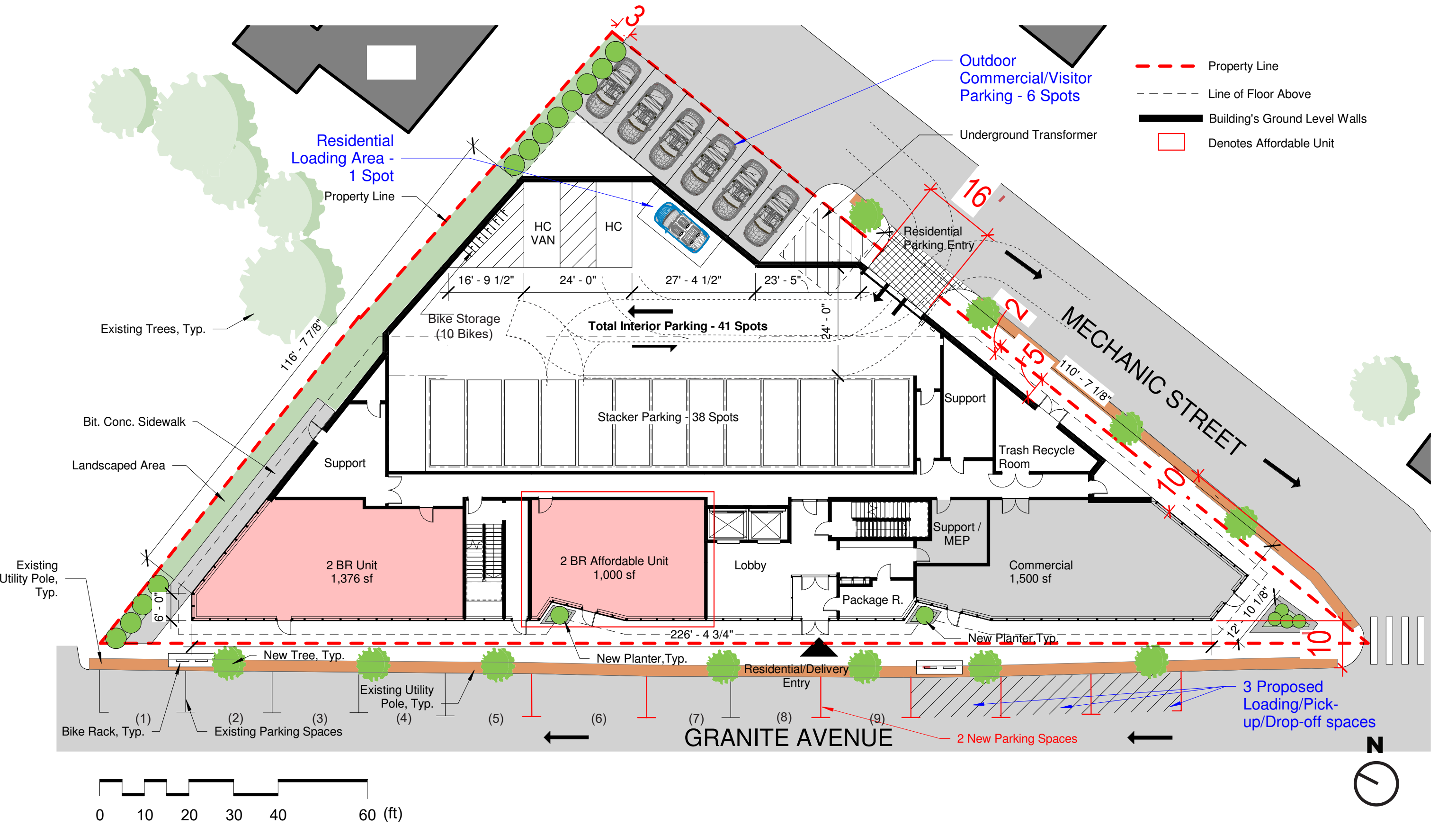
Site Plan - Demo



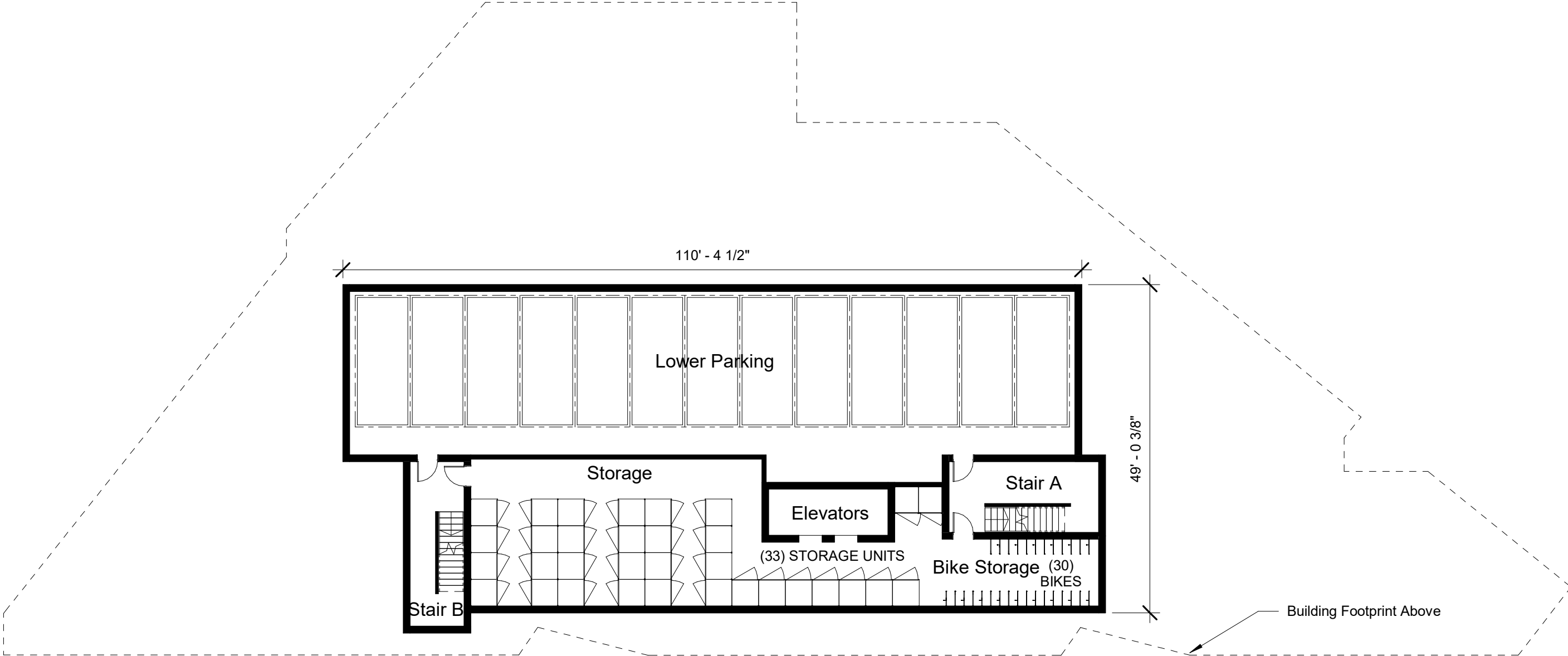
Site Plan



Conceptual Level 1 Plan and Site Plan



Conceptual Floor Plans - Basement Level



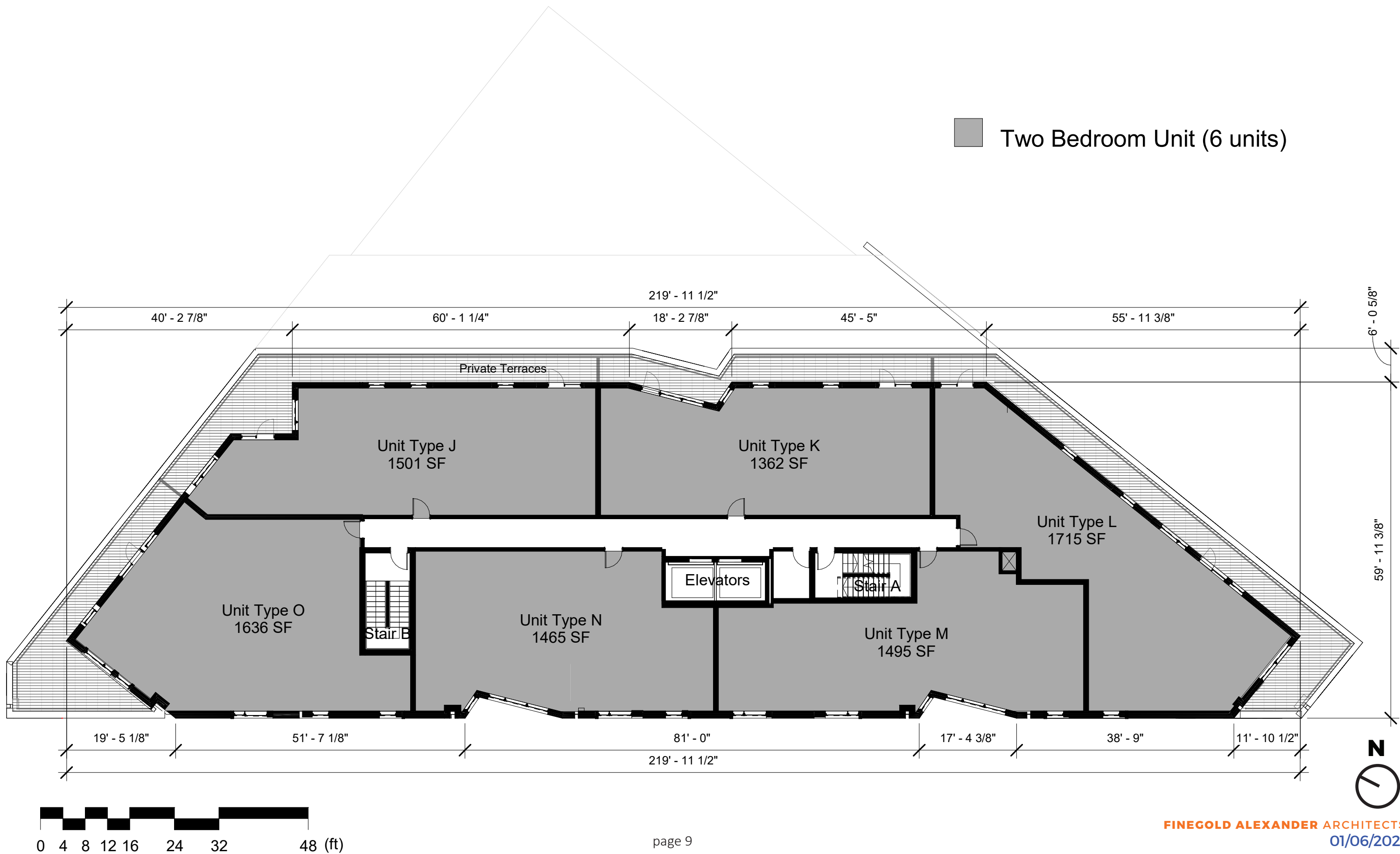
Conceptual Floor Plans - Level 2



Conceptual Floor Plans - Level 3



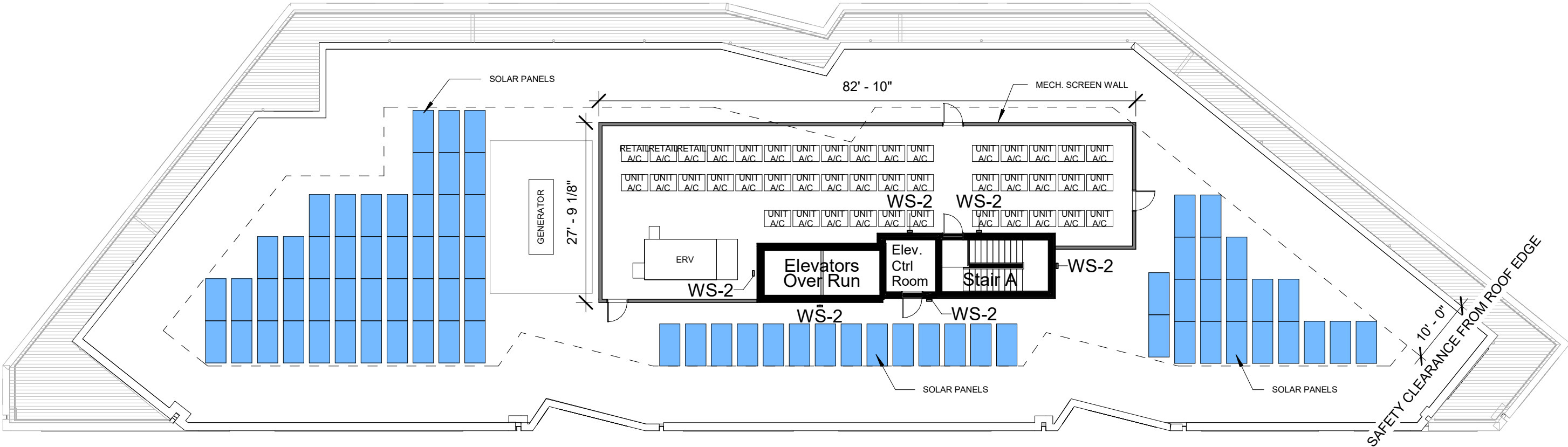
Conceptual Floor Plans - Level 4



Conceptual Floor Plans - Roof Plan

NOTES:

- LOCATIONS AND SIZES OF MECHINCAL EQUIPMENT SHOWN IS APPROXIMATE.
- LOCATIONS AND SIZES OF SOLAR PANELS ARE SUBJECT TO CHANGE BY SOLAR PANEL DESIGNER.



Elevations - South and Northeast Elevations



Elevations - North and Northwest Elevations



1 North Elevation



2 Northwest Elevation

Exterior Finish Materials (Similar to Below)



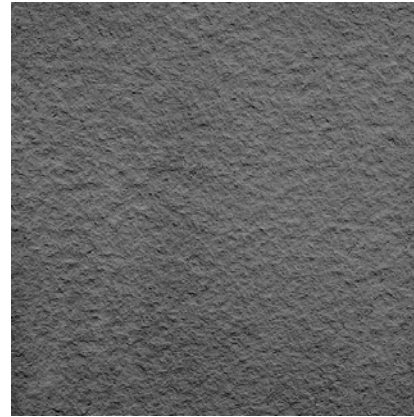
Linear Brick

Basis of Design: Arriscraft Cedar Woods - Random Length

<https://arriscraft.com/products/cedar-woods-georgia-architectural-linear-series-b>

Dimensions:

- 3/8" mortar joints
- Brick height of 2 1/8"
- Length: Up to 24"

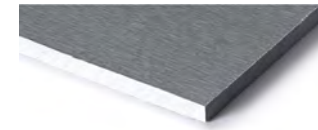


Tinted Precast Concrete Lintel, Jambs & Sill

Dimensions:

- Length: TBD

Typical Panel Image



Color 1: Medium Gray (TBD)



Color 2: Light Gray (TBD)

Color 3: Dark Gray
(To match precast color)



Fiber Cement Panel Rainscreen System

Basis of Design:Cembrit Patina

<https://www.cembrit.com/product/?id=4097>

Dimensions:

- Width and Length: 4'x10'
- Thickness:0.3"



Color 1: Medium Gray (TBD)

Fiber Cement Panel Rainscreen System Shiplap System

Dimensions

Thickness:0.625"

Length:144"

Width: 10.25"

Exposure: 9"

Color: COMES PRIMED FOR PAINT



Panel Color: Black (TBD) (Match Color of Butt-Glazed Alum.Curtainwall System)

Aluminum Composite Rainscreen Panel

Basis of Design: Alucobond

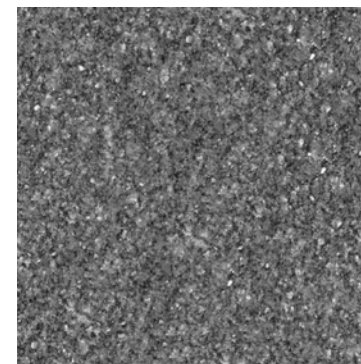
<https://www.alucobondusa.com/>

Dimensions:

Product Thickness:0.040" (nominal)

Standard Width :48"

Available Length:120"



Color: Gray (TBD)

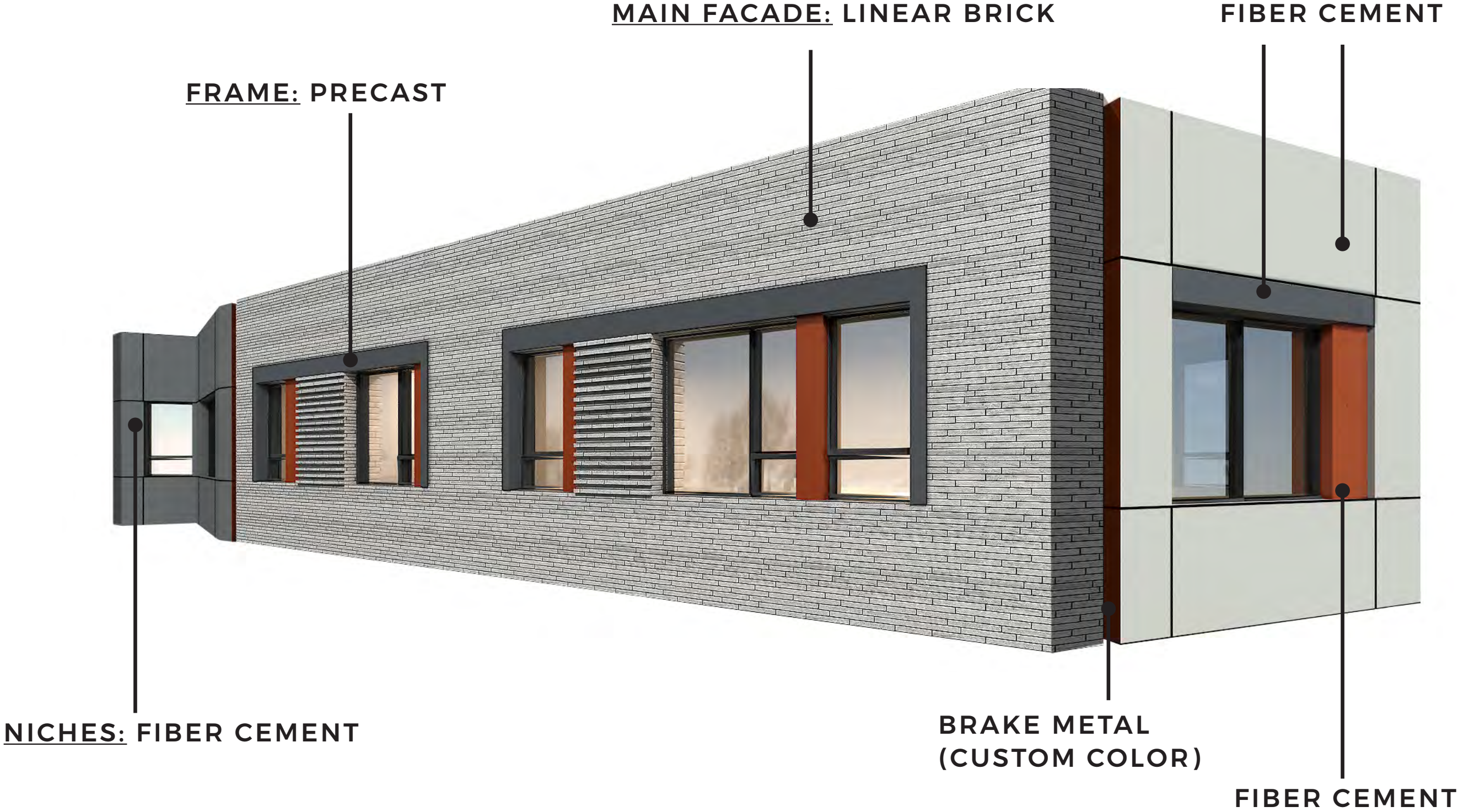
Granite Base & Sill Cap - Brushed Fin

- › See previous pages for location of materials shown on elevations

Linear Brick Mock-up



Exterior Facade Details



Ground Level Brick Detailing



Brick Detailing - Precedent Image



Existing View - Granite Ave



Rendering - Granite Ave. View



Existing View - Mechanic Street

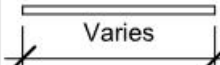


Rendering - Mechanic St. View

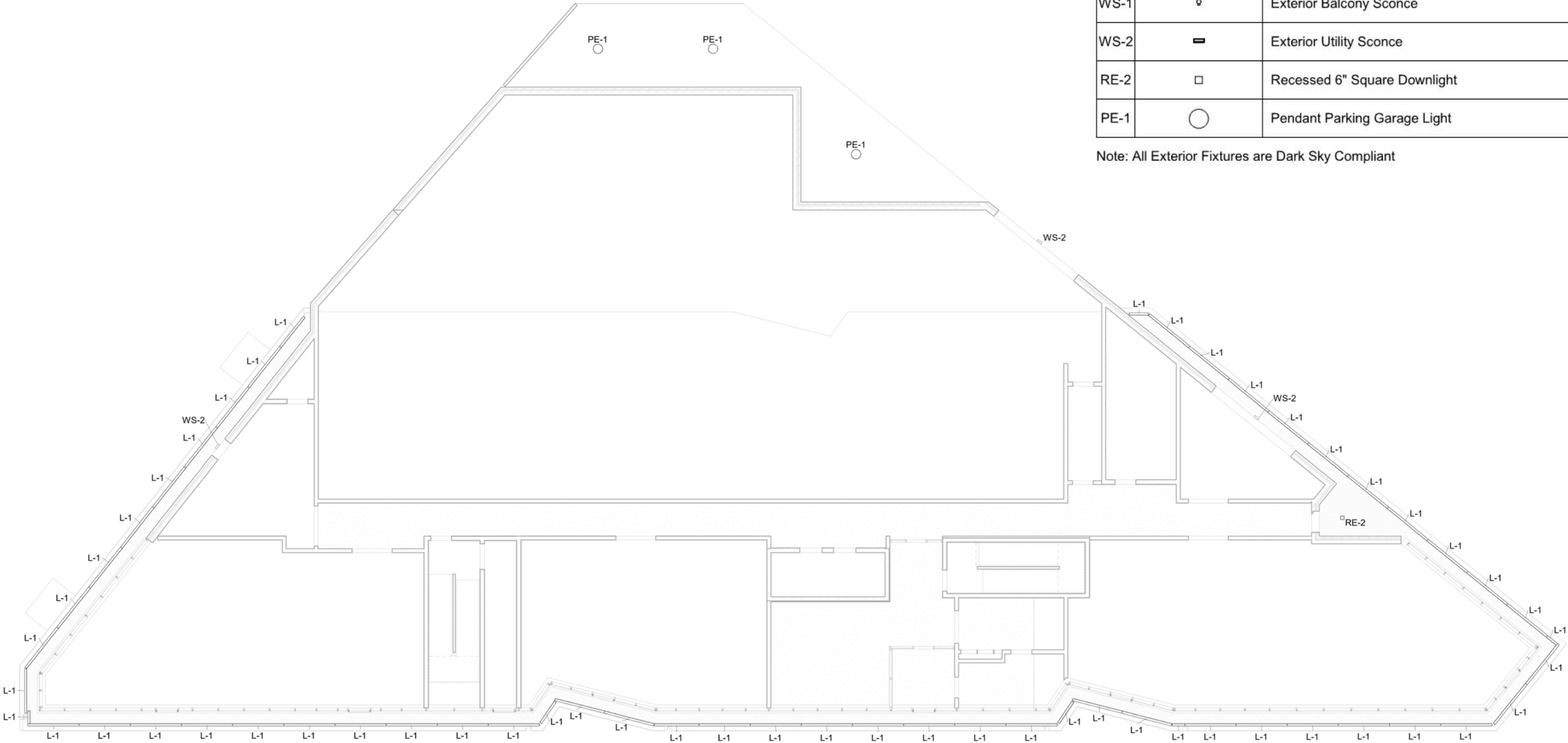


Lighting - Reflected Ceiling Plans / Level 1

Legend - Exterior Lighting Fixture Types

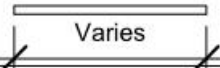
L1		Varies	Recessed Linear LED Strip Light
WS-1			Exterior Balcony Sconce
WS-2			Exterior Utility Sconce
RE-2			Recessed 6" Square Downlight
PE-1			Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant

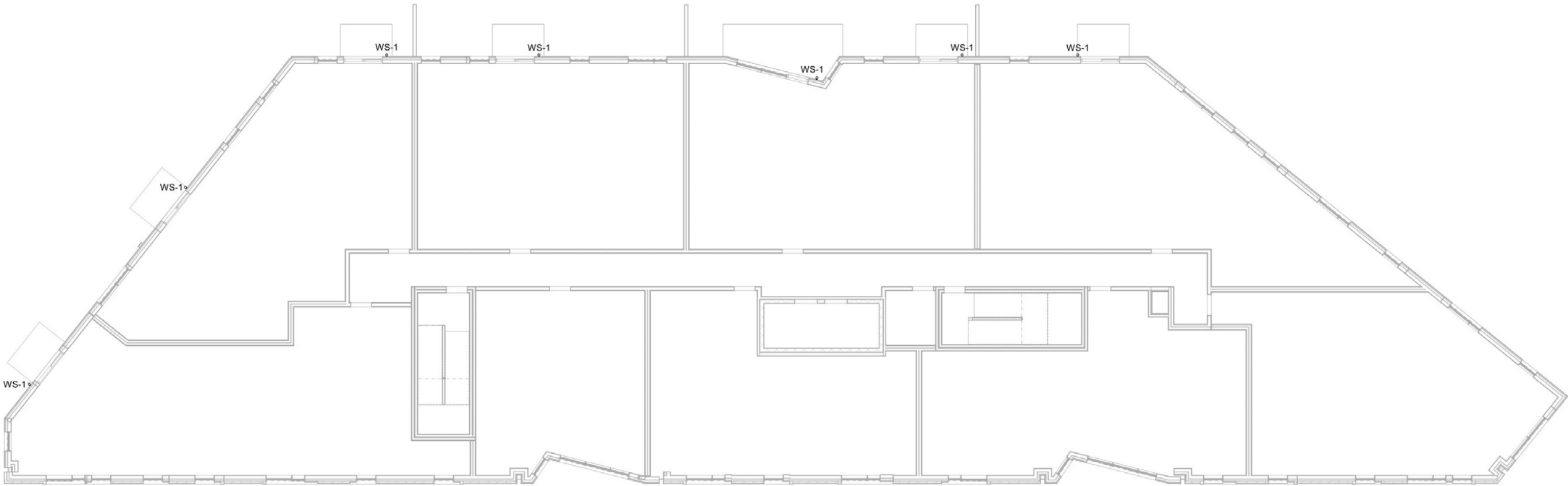


Lighting - Reflected Ceiling Plans / Level 2

Legend - Exterior Lighting Fixture Types

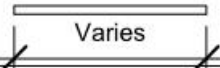
L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
WS-2		Exterior Utility Sconce
RE-2		Recessed 6" Square Downlight
PE-1		Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant

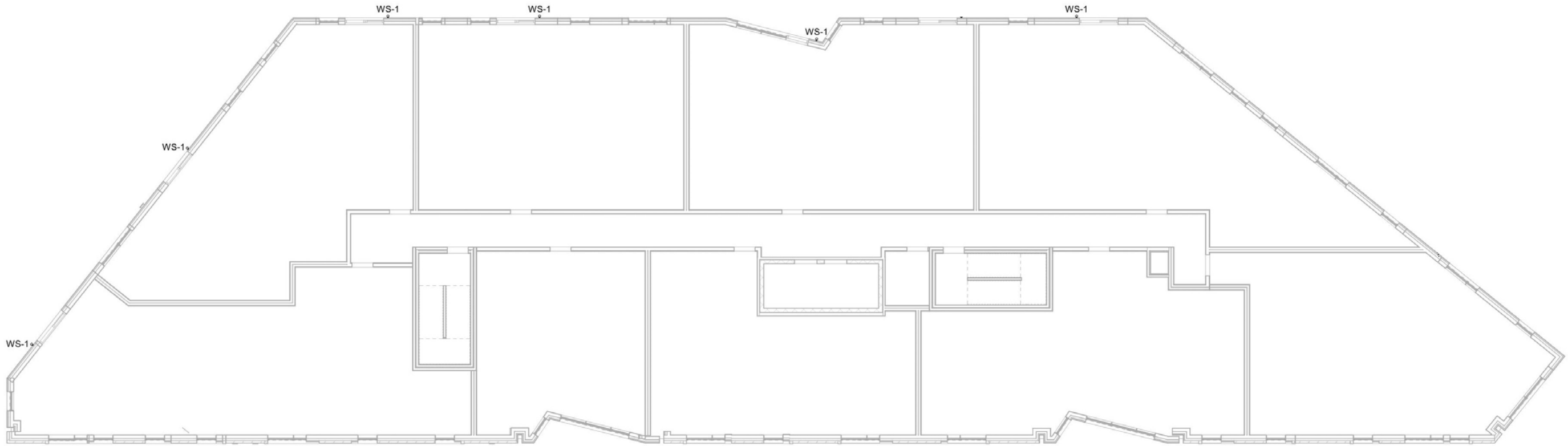


Lighting - Reflected Ceiling Plans / Level 3

Legend - Exterior Lighting Fixture Types

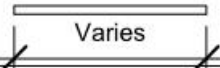
L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
WS-2		Exterior Utility Sconce
RE-2		Recessed 6" Square Downlight
PE-1		Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant

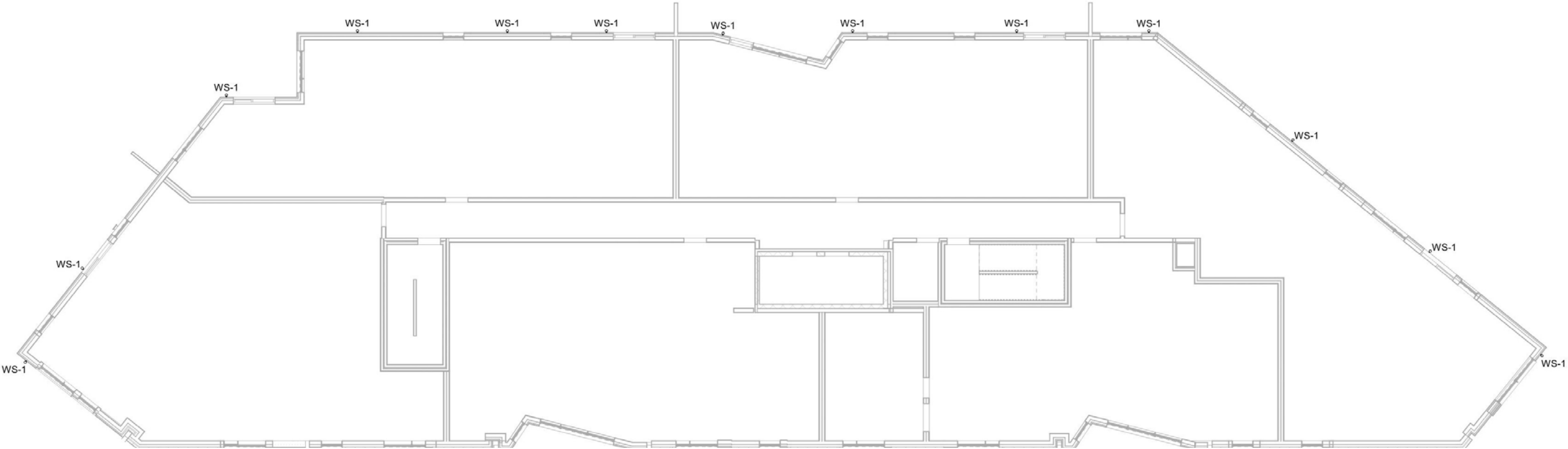


Lighting - Reflected Ceiling Plans / Level 4

Legend - Exterior Lighting Fixture Types

L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
WS-2		Exterior Utility Sconce
RE-2		Recessed 6" Square Downlight
PE-1		Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant



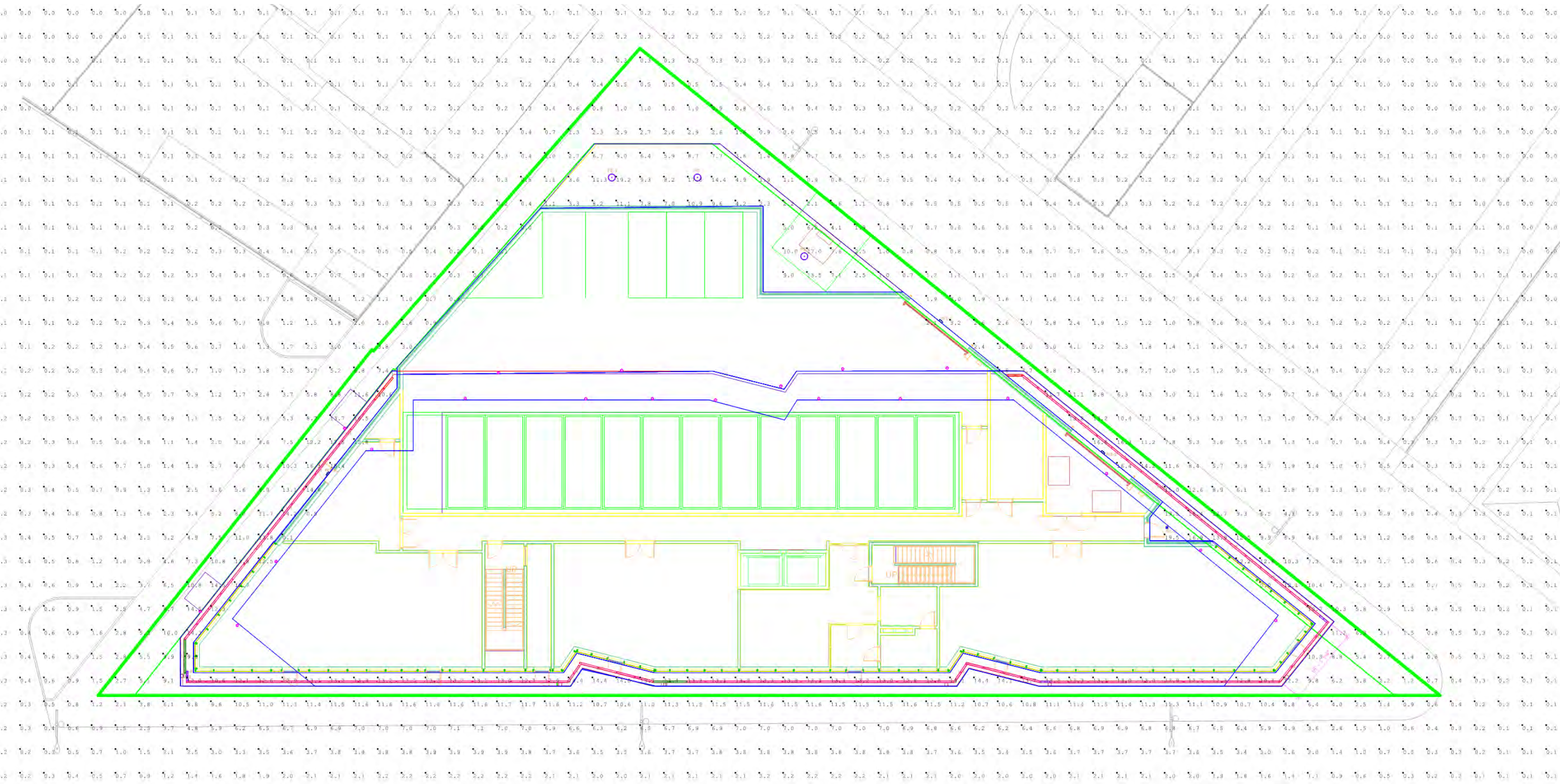
Lighting - Existing Photometric



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	Existing Mechanic	SINGLE	GCJ0-15H-MV-NW-2R-CT-300
	2	Existing Granite	SINGLE	GCJ2-30H-MV-NW-2R-GY-600

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Fc	0.19	3.8	0.0	N/A.	N/A.

Lighting - Photometric



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	3	L-1 2'	SINGLE	RXT-P-D-03L35-1C-U-W-2
	1	L-1 3'	SINGLE	RXT-P-D-03L35-1C-U-W-3
	2	L-1 4'	SINGLE	RXT-P-D-03L35-1C-U-W-4
	1	L-1 6'	SINGLE	RXT-P-D-03L35-1C-U-W-6
	2	L-1 7'	SINGLE	RXT-P-D-03L35-1C-U-W-7
	47	L-1 8'	SINGLE	RXT-P-D-03L35-1C-U-W-8
	3	PE-1	SINGLE	TT-D1-830-U-CQ
	1	RE-1	SINGLE	NU4-QD-XTM19-20LM-30K-83-RE60
	34	WS-1	SINGLE	WS-W2605-BK
	3	WS-2	SINGLE	WS-W2509-BK

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Fc	1.27	19.5	0.0	N.A.	N.A.

Lighting Fixtures

NULITE

DATE: PROJECT: L1

CATALOG #: TYPE QTY:

REGOLO IP65 RATED

RXT-F

Direct

Recessed / Flush Lens

Integral Driver

OR SIMILAR
FIXTURE

5 3/4" (146 mm)

5" (127 mm)

3 1/2" (89 mm)

5 1/2" (140 mm)

RXT-F (Flush Frosted Lens)

100% Downlight

Light Output and Energy Consumption*

Light Level	lm/ft	Watts/ft	Efficacy
03	307	3.4	90.0
05	497	5.6	88.3
07	687	7.9	86.6
09	928	10.8	85.7

Lumen output may vary. 3500K used for above results.

- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white power coat paint. Optional silver, black, or custom color paints finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90>100,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

ORDERING INFORMATION

SAMPLE NUMBER: RXT-F-FF-07L35-1C-U-D-W-4

RXT-F	FF			
SERIES	DIRECT SHIELDING	LUMEN PACKAGE ¹	CRI/ CCT	CIRCUIT ²
RXT-F - Regolo 4" wide IP65 rated recessed ceiling	FF - Flush Frosted	03 - ~300 lm/ft 05 - ~500 lm/ft 07 - ~700 lm/ft 09 - ~900 lm/ft XX ⁷	L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K H30 - 90 CRI, 3000K H35 - 90 CRI, 3500K H40 - 90 CRI, 4000K	1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack)

Notes:

1. Nominal lumen output for 3500K, 80 CRI

2. Consult factory for custom lumen package

3. In order to have a battery or emergency circuit, luminaire is required to be 14". Consult factory for additional options

4. Consult factory for specifications and custom dimming options. See page 2 for additional information

5. Consult factory for additional options

6. Specify run length in 1' increments

7. Please select 1 - 120 volt or 2 - 277 volt

VOLTAGE	DRIVER ⁴		LUMINAIRE FINISH	LENGTH	OPTIONS
U - Universal 1 - 127 Volt 2 - 277 Volt	Dimming 0-10V D - Dims to 1% (Standard) D0 - Dims to 1%, fade to off D02 - Eldoled Solodrive, dims to 0%	DALI Dimming ELE - Eldoled Ecodrive, dims to 1% ELS - Eldoled Solodrive, dims to 0% Lutron Dimming L12 - Lutron HiLume™ 2-Wire 120V Forward Phase, dims to 1% L15 - Lutron HiLume™ H-Series, dims to 1% L16 - Lutron HiLume™ 5-Series, dims to 5%	W - White (Standard) S - Silver B - Black CC ⁵ - Custom Color	2 - 2 ft 3 - 3 ft 4 - 4 ft 5 - 5 ft 6 - 6 ft 7 - 7 ft 8 - 8 ft XX ⁶ - x ft	GT0 ⁷ - Generator transfer device ETS ⁷ - Electronic transfer switch GLR - Fusing FDS - Finished end cap with integrated sensor SDS - Standard end cap sensor VR - Vandal resistant

Project	Catalog #	Type	PE-1
Prepared by	Notes	Date	



McGraw-Edison
TT TopTier

Parking Garage / Canopy
Low-Bay Luminaire

Typical Applications
Parking Garages • Parking Lots

OR SIMILAR
FIXTURE

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Lumen packages range from 3,000 - 13,300
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

Product Certifications / Features

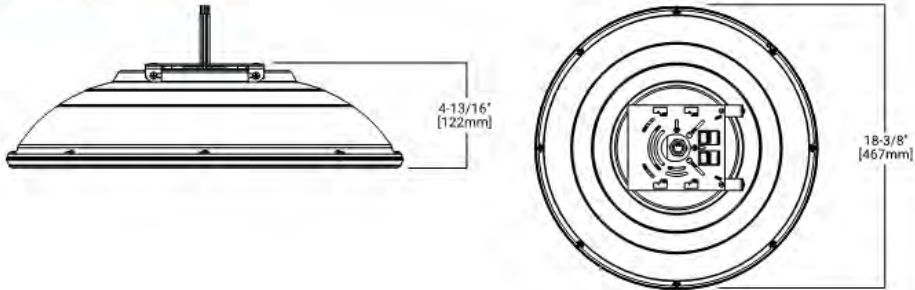


Connected Systems

- WaveLinX Lite
- Synapse
- Enlighted

Dimensional Details

SURFACE MOUNT



Lighting Fixtures

ALPHABET
LEDTM by Lutron

JOB NAME

CONTACT

ORDERING CODE

RE-2

OR SIMILAR
FIXTURE

NU4"

Square Downlight
Xicato

XICATO

LUTRON
FORM
ADVANTAGE
ACCOUNT

elidoLED

perpetual | premium

Trim

Trimless

Trimless Millwork

DESCRIPTION

The NU4QD 4" recessed downlight by ALPHABET offers multiple cutting edge LED technologies, premium performance, thoughtful construction and pleasing aesthetics. Offered standard with premium dimming using ElidoLED 1% flicker free drivers 120V-277V universal voltage. Also offered 347V. Several beam angles available, plus an optional high-efficiency BrightView diffused lens for smooth light distribution and obscured LED image.

For the trim version, a minimalistic look is achieved with an ultrathin 1/16" trim that is only 5/16" wide. Color choices of both trim and bezel are offered for a customized look. For the trimless version, a perforated, mud up, regressed trim assembly provides for clean, trim free installation. Perforated mud frame's integrated lip helps guide the joint compound creating a sharp and clean opening.

HOUSING

Electrocoated 16-gauge cold-rolled steel provides enhanced structural reinforcement and rust prevention. Superior, UL-certified, injection-molded commercial-grade Lexan™ (PC) is used for the frame and regressed bezel trim. Lexan provides unmatched durability and impact resistance, and is tested for UV resistance and water exposure in outdoor applications. The thermally-advanced, anodized heat sink uses 6063 aluminum alloy. Wet location rated is offered standard. A 90-minute constant-power IDTA emergency battery backup is available.

MOUNTING

An advanced mounting system allows for quick and secure installation with LED and driver serviceability from below the ceiling. The LED assembly uses die-cast aluminum mounting clamp grips (MCG) that swing out to tighten onto variable ceiling thicknesses. Integrated rubber feet on each MCG provide a non-slip vibration-resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in lens/bezel assembly with either the included suction cup or a screwdriver blade. Integrated bar hangers feature integral toothed nails, T-bar mounting slots with locking holes, tabs for joist positioning. Retrofit mounting option allows for installation from below ceiling by use of compact driver box. No risk damaging LED or bezel assembly during installation, these are installed during last steps. Fixture and driver are easily removed for servicing after install without damaging drywall.

MOUNTING DIMENSIONS	CEILING THICKNESS	CEILING CUTOUT
Trim	1/8" to 1-5/8"	4-1/4" square
Trimless	3/8" to 1-3/4"	4-1/2" square
Millwork (Trimless)	5/8" to 1-3/4"	4-1/4" square

New Construction Bar Hangers (included)	Mounting Length 14-3/4" to 26"
Extension Kit p/n: K20286 (ordered separately: 1 per fixture)	Extends a pair of Bar Hangers Total Mounting Length: 29" to 48"

LISTINGS

- ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, Lexan dead-front construction
- Made in the USA - meets the requirements of the Buy American provision within the ARRA

RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
Type non-IC	✓	✓			
Type IC			✓	✓	✓
Chicago Plenum (CCEA)					✓
✓ Suitable for air handling plenums				✓	✓
Reduced airflow (with lens) ASTM E283	✓	✓	✓	✓	✓

LED INFO

- SDCM = 1X2 MacAdam Ellipse, Duv +/- 0.001, Lumen Maintenance: L₇₀ > 50,000 hrs

Alphabet by Lutron Brands, Inc.

88 Maxwell
Irvine, CA 92618

PH: 714.259.9959
FAX: 714.259.9969

AlphabetLighting.com

see page 5

ship

LM-79

XICATO XTM MODULE - ORDERING CODE

SERIES	NU4
TYPE	QD QDT QDTMW square downlight square downlight trimless square downlight trimless millwork
LED	XTM19 Xicato XTM 19mm
DELIVERED LUMENS	07LM 600 lm 10LM 860 lm 13LM 1120 lm 20LM 1720 lm 30LM 2570 lm 40LM 3430 lm
CCT	27K B27K ² 30K V30K 35K 40K 2700K 2700K beauty 3000K 3000K vibrant 3500K 4000K
CRI	83 98 ¹ 83 CRI 98 CRI
REFLECTOR & LM MULTIPLIER	HE60 60° high efficiency diffused lens (0.97) HE70 70° high efficiency diffused lens (0.94) HE80 80° high efficiency diffused lens (0.98) D65 65° diffused with clear lens (0.98) S60 60° specular with clear lens (1.00) WH80 80° brilliant white with clear lens (0.99)
NO LENS OPTION	NL ³ no lens
VOLTAGE	120 UNV 347 ¹¹ 120V 120V-277V 347V
DIMMING	DIM10 ⁴ DIM10Z ⁸ DALI ⁶ DALIZ ⁶ DMXZ LTC ⁵ LUT ⁷ LUTP ¹⁰ ELV ⁷ elidoLED flicker free 0-10V dimming to 1% elidoLED flicker free 0-10V dimming to 0% elidoLED flicker free DALI dimming to 1% elidoLED flicker free DALI dimming to 0% flicker free DMX dimming to 0% Lutron Hi-Lume 2-Wire (Trac) dimming to 1% Lutron Hi-Lume EcoSystem dimming to 1% Soft-on & Fade-to-Black Lutron Hi-Lume Premier EcoSystem dimming to 0.1% Soft-on & Fade-to-Black leading & trailing edge dimming (Trac/ELV)
MOUNTING OPTIONS	NC IC ¹ ICAT ³ CP ¹ RET new construction with ceiling fitting plate insulation contact housing insulation contact/airtight housing chicago plenum housing retrofit, no ceiling fitting plate
TRIM COLOR	BK WH MC BZ WT black white matte chrome bronze wheat Not applicable in trimless option. DO not include in trimless ordering code.
BEZEL COLOR	BK WH BZ MC WT black white bronze matte chrome wheat
ELECTRICAL OPTIONS	EM7 ⁹ EM12 ^{4,8} emergency battery backup, 90 minutes at 7 watts to LED emergency battery backup, 90 minutes at 12 watts to LED

ORDERING CODE

Follow the steps to specify your fixture, example:
NU4 - QD - XTM19 - 13LM - 35K - 98 - HE60 - 120 - DIM10 - NC - WH - WH - EM7

XTM19 (LED)	POWER	
	W (83 CRI)	W (98 CRI)
DELIVERED LM		
600	10	11
860	12	15
1120	17	21
1720	26	33
2570	37	43
3430	49	N/A

Power Factor ≥ 0.9

NOTES

1. 98 CRI not available for 40LM.

2. B27K Beauty Series choose 98 CRI (actual 93). Available for 07LM, 10LM, 13LM, and 20LM only.

3. IC/ICAT/CP not available for 98CRI in 30LM or 83/98CRI in 40LM.

4. EM12 not available for 83CRI in 07LM, 10LM or 13LM.

5. No lens option available for S60, D65, or WH80 and is damp location rated.

6. Driver uses logarithmic dimming curve as standard. For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.

7. Trac/ELV dimming available for 83/98CRI in 10LM, 13LM, 20LM, & 83CRI only in 30LM. Dimmable to < 10% in 10LM, 13LM. Dimmable to < 1% in 20LM, 30LM.

8. For integrated test switch add "ITS" after emergency backup code, i.e. EM12ITS. Test switch is mounted in the back of the fixture.

9. LTC/LUT not available in 40LM.

10. LUTP not available in 20LM, 30LM, or 40LM.

11. 347V not available in 40LM. DIM10 offered in 347V using a dedicated 347V 0-10V 1% Driver except for 30LM 98CRI. For 30LM 98CRI and all other dimming options 347V is offered using a miniature Step Down Transformer integrated with the Electrical Box. Trac and ELV dimming are not available.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

v.1.20.21 | NU4QD | Page 1 of 5

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FINEGOLD ALEXANDER ARCHITECTS
01/06/2023

Lighting Fixtures

WAC LIGHTING

Tube
Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS- W2604 Double	3000K 90	30W	1750	AL Brushed Aluminum
WS-W2605 Single	3000K 90	16W	800	BK Black
				BZ Bronze
				GH Graphite
				WT White

Example: WS-W2604-AL

DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any dcor.

FEATURES

- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Black, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24: 2019, Title 24:

Fixture Type:

WS-1

Catalog Number: _____

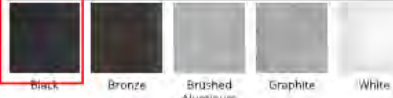
Project: _____

Location: _____

OR SIMILAR
FIXTURE



FINISHES



LINE DRAWING



WAC LIGHTING

Rubix
Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS-W2509 Single	3000K 90	16W	805	AL Brushed Aluminum
WS- W2510 Double	3000K 90	30W	1385	BK Black
				BZ Bronze
				GH Graphite
				WT White

Example: WS-W2509-AL

DESCRIPTION

Available in single and twin light configurations, this die-cast aluminum LED wall luminaire is Wet Location listed for a broad range of exterior lighting applications. Designed with a square profile, this version of Rubix mounts upwards or downwards.

FEATURES

- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Black, Electrostatically Powder Coated Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	UL, cUL, Wet Location Listed, IP65, Title 24: 2019, ADA

Fixture Type:

WS-2

Catalog Number: _____

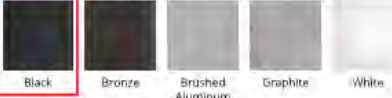
Project: _____

Location: _____

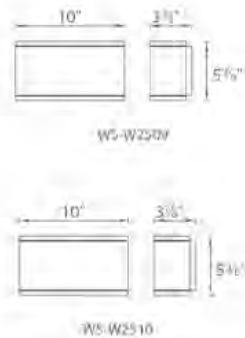
OR SIMILAR
FIXTURE



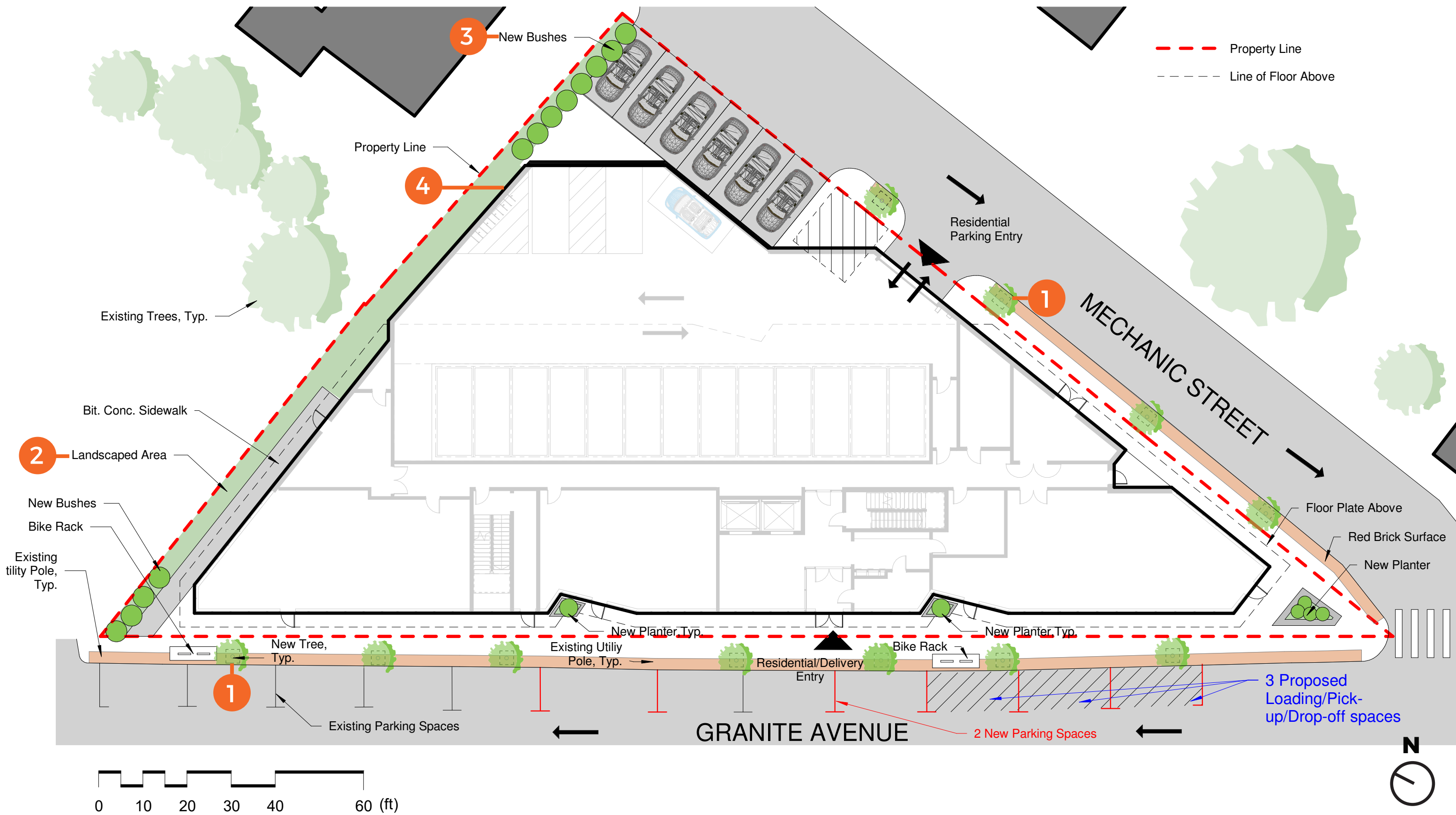
FINISHES



LINE DRAWING

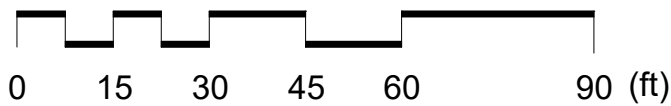
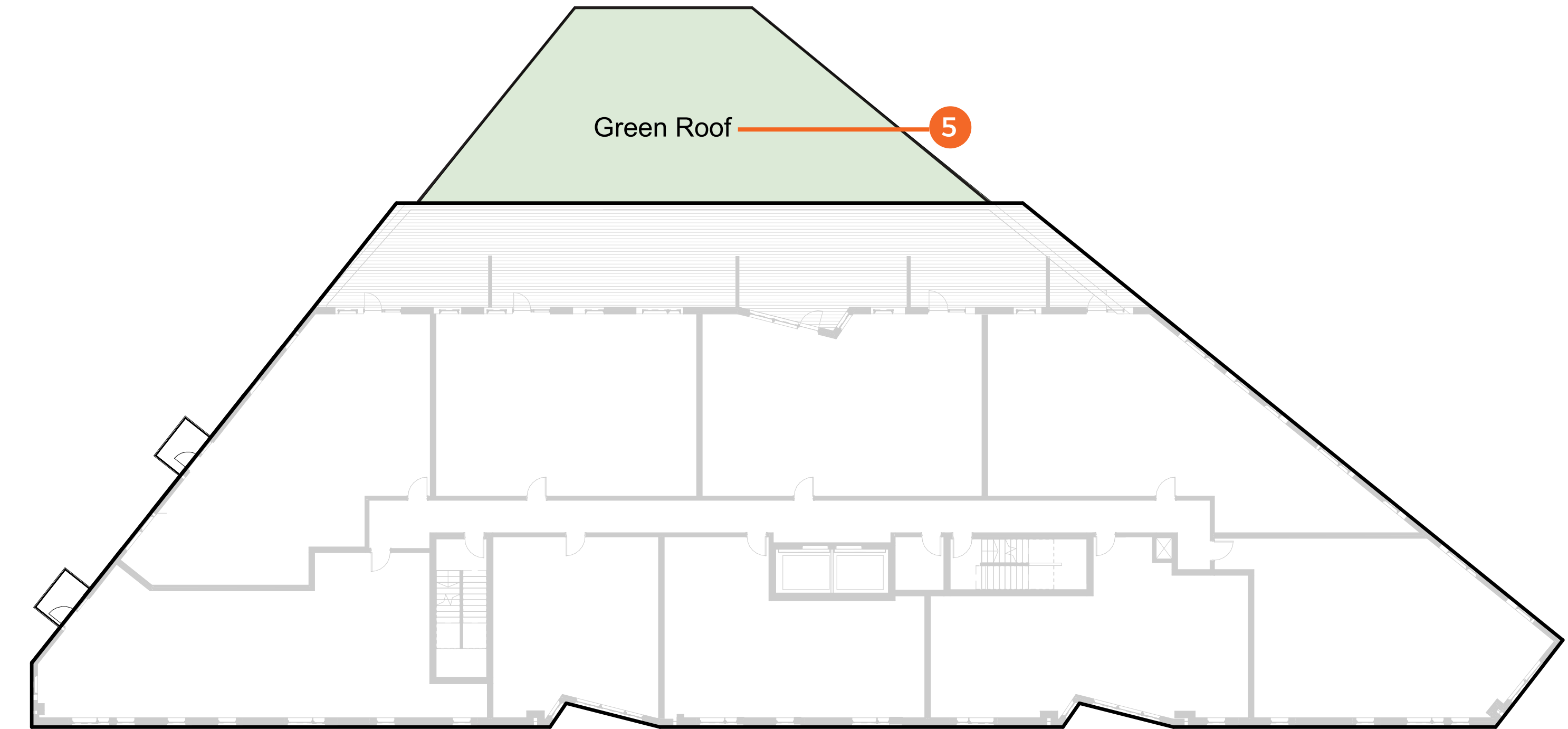


Landscape Plan - Level 1



Landscape Plan - Level 2

Please refer to page # 32 for images



Landscape Proposed Plants (Similar to Below)

1

Proposed Trees



Malus 'Pink Spires'



Malus 'Spring Snow'



Malus 'Sugar Tyme'

Proposed Tree Species			
Botanical Name	Common Name	Size	Spacing
Trees			
Malus 'Spring Snow'	Spring Snow Crabapple	1.5-2" cal.	As Shown
Malus 'Sugar Tyme'	Sugar Tyme Crabapple	1.5-2" cal.	As Shown
Malus 'Pink Spires'	Pink Spikres Crabapple	1.5-2" cal.	As Shown

2

Everlow- Yew



3

Arborvitae Shrub



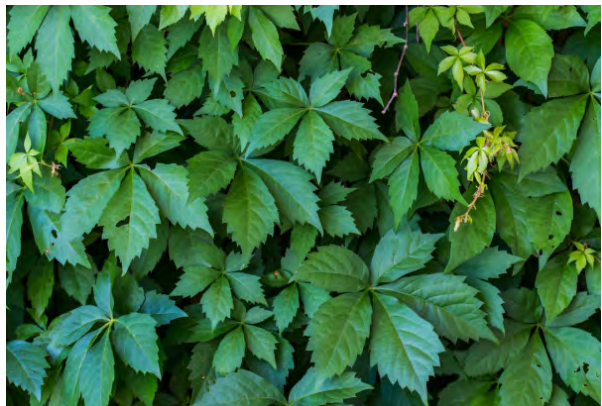
4

Virgina Creeper Vine on Wall



5

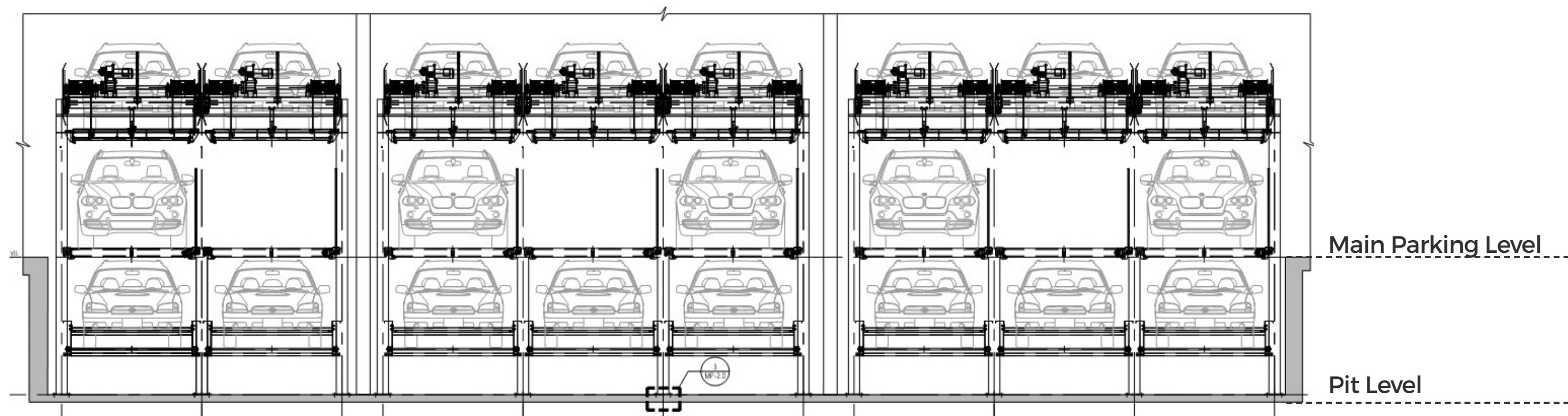
Sedum Green Roof Trays



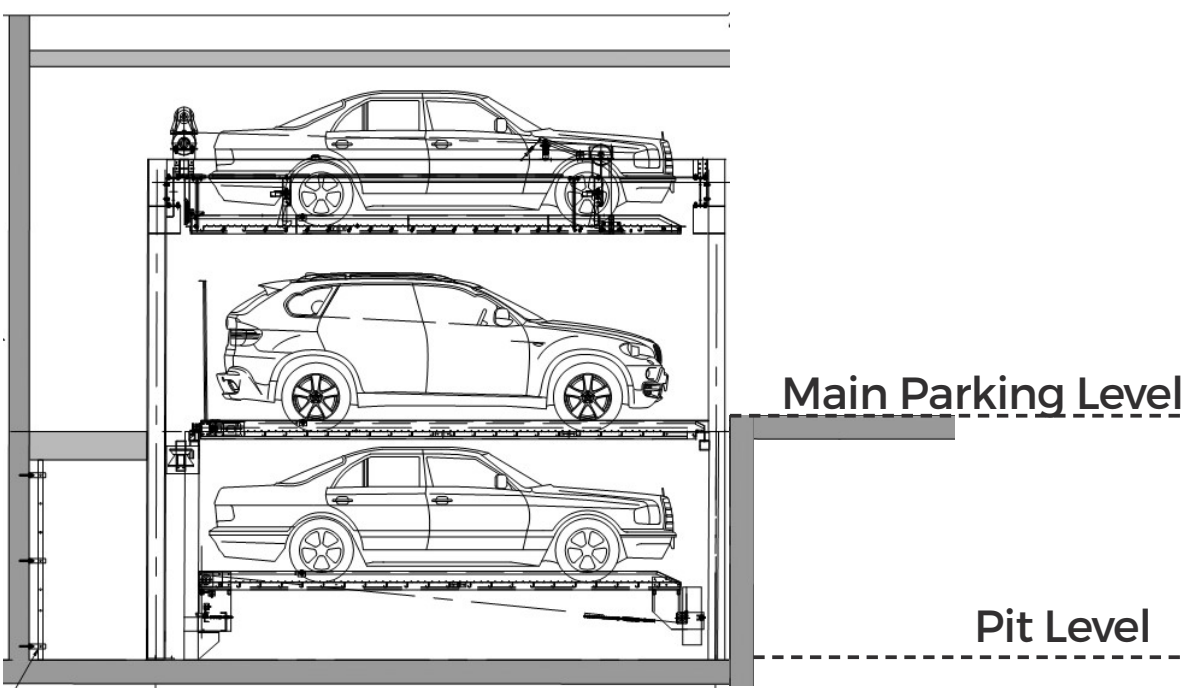
Rear of Property - Greenscape



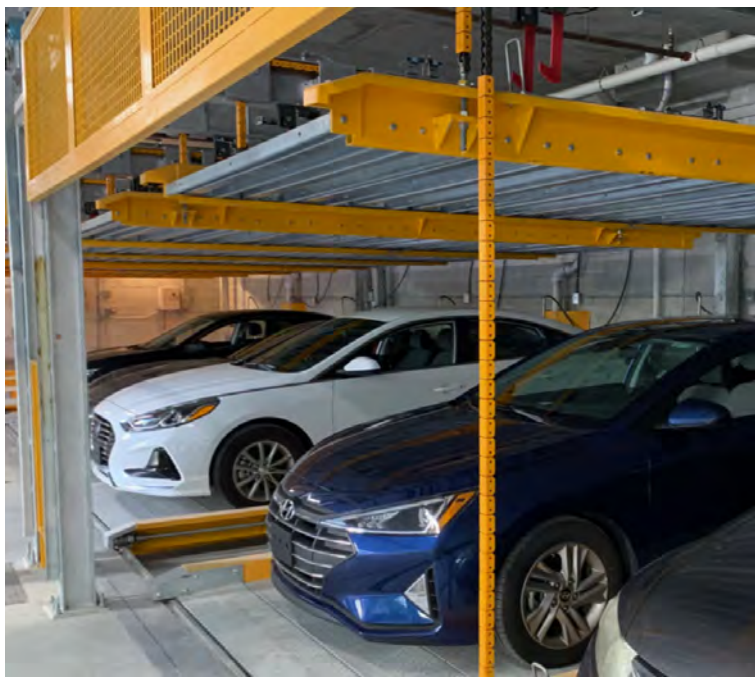
Stacker Parking System - Example Drawings and Images



Conceptual Elevation



Conceptual Section



Shadow Study



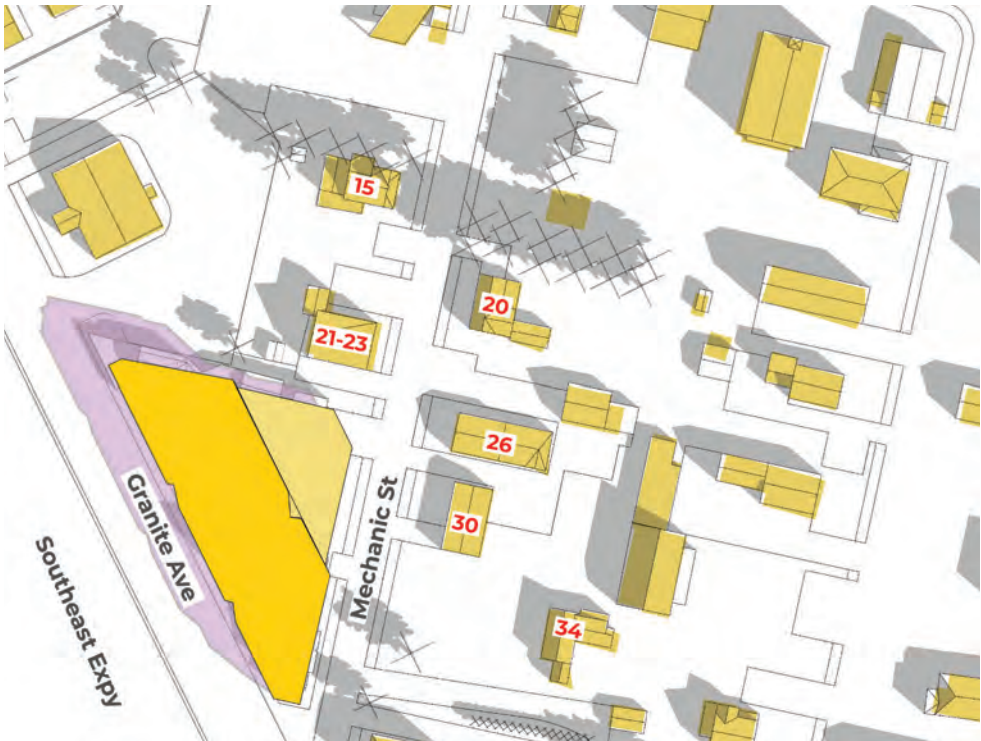
June 9 am



June 12 pm



June 3 pm



Sep 9 am



Sep 12 pm



Sep 3 pm



Shadow Study



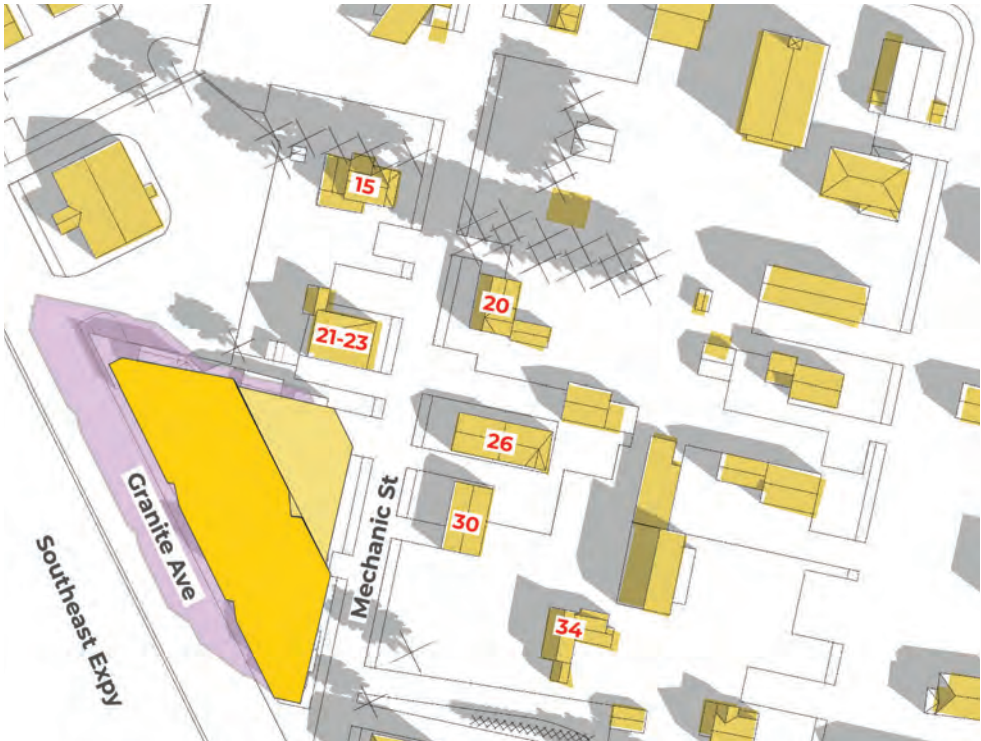
Dec 9 am



Dec 12 pm



Dec 3 pm



March 9 am



March 12 pm



March 3 pm



Shadow Study - Comparison



Shadow Study - Comparison



Shadow Study - Comparison



Shadow Study - Comparison



Shadow Study - Comparison



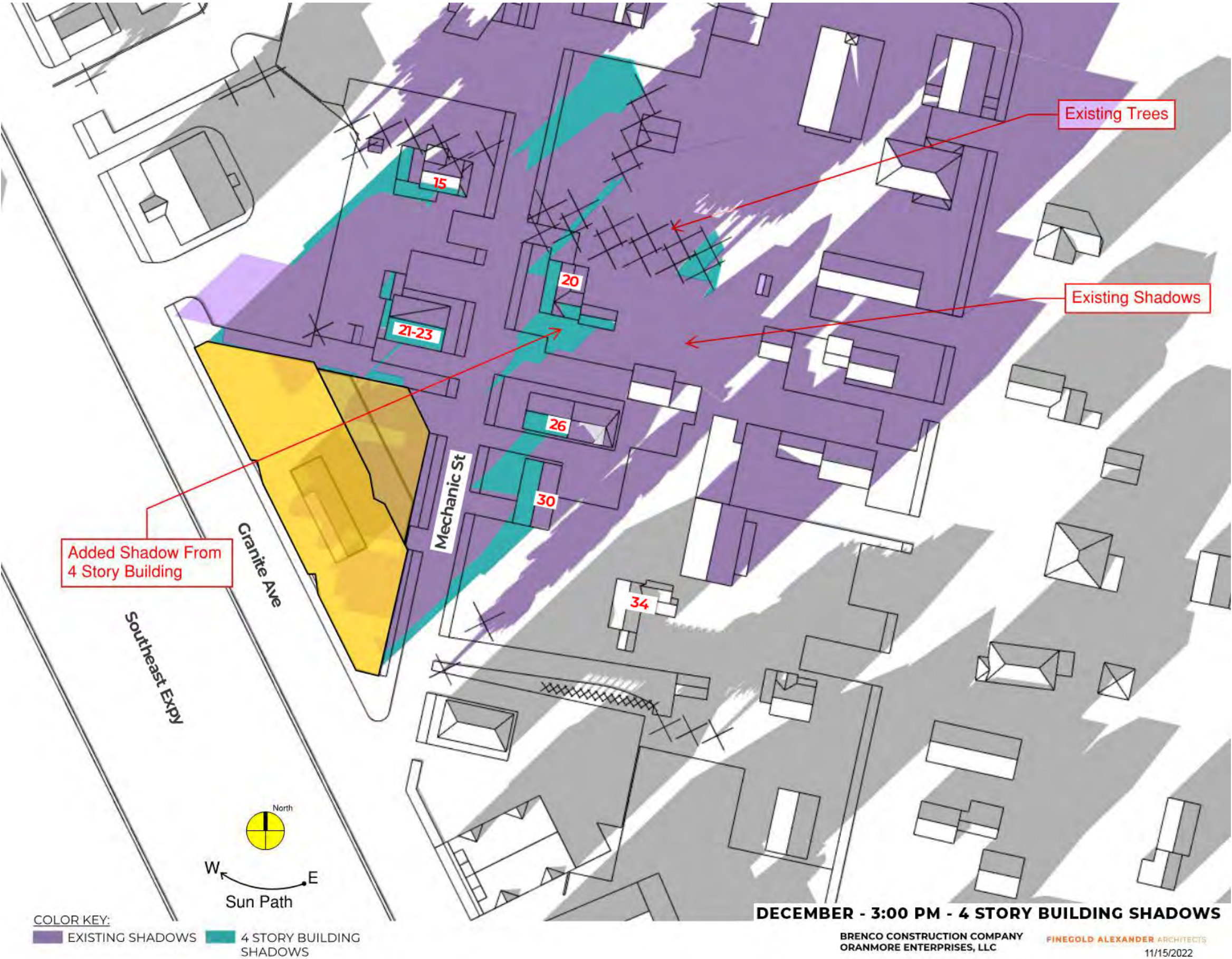
COLOR KEY:
EXISTING SHADOWS 4 STORY BUILDING SHADOWS

DECEMBER - 3:00 PM - EXISTING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Shadow Study - Comparison



Rendering - From Across Southeast Expressway



Pedestrian Experience - Granite Ave Building Entry



Pedestrian Experience - Granite Ave at Mechanic Street



Comparison of Previous and New Scheme



4 Stories (New)

Program

Parcel SF: 20,212 sf

Total Residential,Retail and Support GSF: 46,826 sf (Reduction of 12,845 sf)

Total Parking: 9,260 sf

Total GSF: 56,086 sf (Reduction of 12,845 sf)

Height of the Project: 53'-2" (Reduction of 11')

Residential Unit Mix:

Two Bedroom Units: 24 (Reduction of 7 units)

One Bedroom Units: 2 (Reduction of 1 unit)

Total Number of Units: 26 (including 3 affordable units) (Reduction of 8 units)

Project Commercial: 1 Unit - 1,500 sf (Reduction of 1,165 sf)



5 Stories (Previous)

Program

Parcel SF: 20,212 sf

Total Residential,Retail and Support GSF: 59,671 sf

Total Parking: 9,260 sf

Total GSF: 68,931 sf

Height of the Project: 64'-2"

Residential Unit Mix:

Two Bedroom Units: 31

One Bedroom Units: 3

Total Number of Units: 34 (including 4 affordable units)

Project Commercial: 2 Units - 2,665 sf